KINGSLAND SQUARE
RIO 17 CAR WASH GARRISONVILLE
(GENERALIZED DEVELOPMENT PLAN)

ENGINEER:

BAGBY, FOROUGHI & GOODPASTURE, PLLC
125 OLDE GREENWICH DRIVE, SUITE 115
FREDERICKSBURG, VA 22408
CONTACT: RYAN K. FOROUGHI
PHONE (540) 373-5178

APPLICANT:

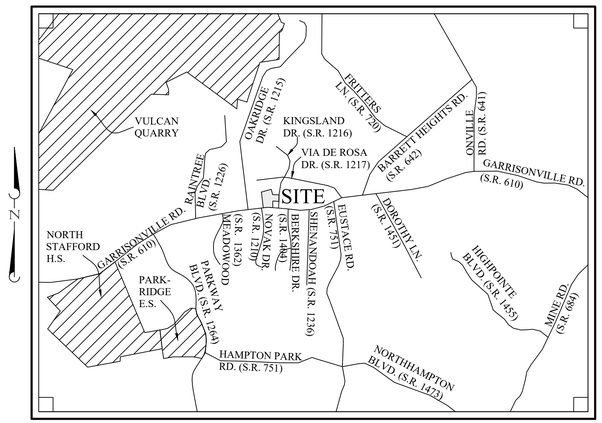
RIO 17 CAR CASH, LLC
10050 JEFFERSON DAVIS HIGHWAY
FREDERICKSBURG, VA. 22401
CONTACT: JEFFERY SMALL, MANAGER

OWNER:

618 GRS LLC
12701 MARBLESTONE DRIVE, SUITE 350
WOODBRIDGE, VA. 22192
CONTACT: ROBERT WISE
DEED# 120027250 (20-4)

SITE ADDRESS:

T.M. 20-4
618 GARRISONVILLE ROAD



VICINITY MAP
SCALE: 1" = 1,600'

SHEET INDEX

LEGEND

AC	ACRE(S)	SAN	SANITARY
BLDG	BUILDING	SEW	SEWER
CL	CENTERLINE	SHT	SHEET
CO	CLEAN OUT	SW	SIDEWALK
CONC	CONCRETE	SQFT	SQUARE FEET (FOOT)
CMP	CORRUGATED METAL PIPE	STD	STANDARD
CG	CURB & GUTTER	STM	STORM
DB	DEED BOOK	T & S	TAP AND SLEEVE
DEMO	DEMOLISH	TM	TAX MAP
DIP	DUCTILE IRON PIPE	TEL	TELEPHONE
ESMT	EASEMENT	TBR	TO BE REMOVED/RELOCATED
EP	EDGE OF PAVEMENT	TC	TOP OF CURB
ELEV	ELEVATION	TRAN	TRANSFORMER
ES	END SECTION	TYP	TYPICAL
EW	END WALL	UG	UNDERGROUND
EX	EXISTING	UGE,T,TV	UNDERGROUND ELECTRIC, TELEPHONE, TELEVISION
FG	FINISHED GRADE	UP	UTILITY POLE
FF	FINISHED FLOOR	VERT	VERTICAL
FH	FIRE HYDRANT	WL	WATER LINE
F/M	FORCE MAIN	WM	WATER METER
GL	GAS LINE	WV	WATER VALVE
GM	GAS METER	W/	WITH
GFA	GROSS FLOOR AREA	W/L	WATERLINE
HC	HANDICAPPED		ACCESSIBLE
HDPE	HIGH DENSITY POLYETHYLENE PIPE		
HP	HIGH POINT	98	EXISTING INTERMEDIATE CONTOUR
HORZ	HORIZONTAL		
INV	INVERT	100	EXISTING INDEX CONTOUR
IPF	IRON PIPE FOUND		
IPS	IRON PIPE SET	276.93	EXISTING SPOT SHOT
LP	LIGHT POLE		
MH	MANHOLE	50	FINISHED GRADE
MAX	MAXIMUM		
MIN	MINIMUM	90 95/TC	FINISHED SPOT SHOT
OHE	OVERHEAD ELECTRIC		
OHE&T	OVERHEAD ELECTRIC, TELEPHONE		FIRE HYDRANT
OHE,T,TV	OVERHEAD ELECTRIC, TELEPHONE, TELEVISION		
PG	PAGE		LIGHT POLES
PVMT	PAVEMENT		
PED	PEDESTAL		SIGNS
PERF	PERFORATED		
PROP	PROPOSED		TEST PIT
PVC	POLYVINYL CHLORIDE		
R	RADIUS		CG-6R
RED	REDUCER		
RCP	REINFORCED CONCRETE PIPE		
RD	ROOF DRAIN		
R/W	RETAINING WALL		

ENGINEER'S CERTIFICATE

I, RYAN K. FOROUGHI, A PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THIS PLAN CONFORMS TO ALL APPLICABLE STATE AND LOCAL STANDARDS.

10-15-2021
DATE

RYAN K. FOROUGHI, PE

GENERAL NOTES

1. LOT LINES ASSOCIATED WITH EACH BUILDING AREA WILL BE ESTABLISHED WITH FINAL SITE PLAN SUBMISSION.
2. STREET LIGHTS WILL BE IN ACCORDANCE WITH THE STAFFORD COUNTY ZONING ORDINANCE.
3. THE PROJECT WILL BE SERVED BY PUBLIC WATER AND SEWER.
4. METES AND BOUNDS SHOWN HEREON ARE THE RESULT OF A CURRENT FIELD BOUNDARY SURVEY PERFORMED BY PAUL F. MCCONNELL.
5. EXISTING ZONE: B-2; USE: VACANT.
6. ALL EXISTING STRUCTURES SHALL BE REMOVED.
7. THE PROPERTY SHOWN HEREON LIES WITHIN UNSHADED FLOOD HAZARD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DEPICTED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL #5101540127E, HAVING AN EFFECTIVE DATE OF FEBRUARY 24, 2015 AND PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
8. THERE ARE NO KNOWN RESOURCE PROTECTION AREAS, WETLANDS OR CEMETERIES ON THE SITE
9. A TRAFFIC IMPACT ANALYSIS (TIA) IS NOT REQUIRED BECAUSE THE PROPOSED USE GENERATES LESS THAN 1000 VPD AND LESS THAN 100 PEAK HOUR TRIPS.
   DAILY VPD PER ITE 10th EDITION, SECTION 949.11 = 156.2 TRIPS/STALL = 156.2
   PEAK A.M. PER ITE 10th EDITION, SECTION 949.11 = 15.2 TRIPS/STALL = 15.2
   PEAK P.M. PER ITE 10th EDITION, SECTION 949.11 = 16.4 TRIPS/STALL = 16.4
10. CONCRETE SIDEWALK ALONG GARRISONVILLE ROAD SHALL BE INSTALLED IN ACCORDANCE WITH HCOD AND VDOT STANDARDS AND INSTALLED BY APPLICANT.
11. DUMPSTER FENCES SHALL BE A MINIMUM OF SIX FOOT TALL AND CONSIST OF BOARD ON BOARD MATERIAL.
12. GDP IS FOR ILLUSTRATIVE PURPOSES ONLY AND THAT IT IS NOT BEING REVIEWED FOR FULL COMPLIANCE WITH THE ZONING ORDINANCE AT THIS TIME.

REVISIONS

DATE	

BAGBY, FOROUGHI and GOODPASTURE, PLLC
CIVIL ENGINEERS AND LAND SURVEYORS
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COMMONWEALTH OF VIRGINIA
RYAN K. FOROUGHI
Lic. No. 41245
10-15-2021
PROFESSIONAL ENGINEER

VIRGINIA

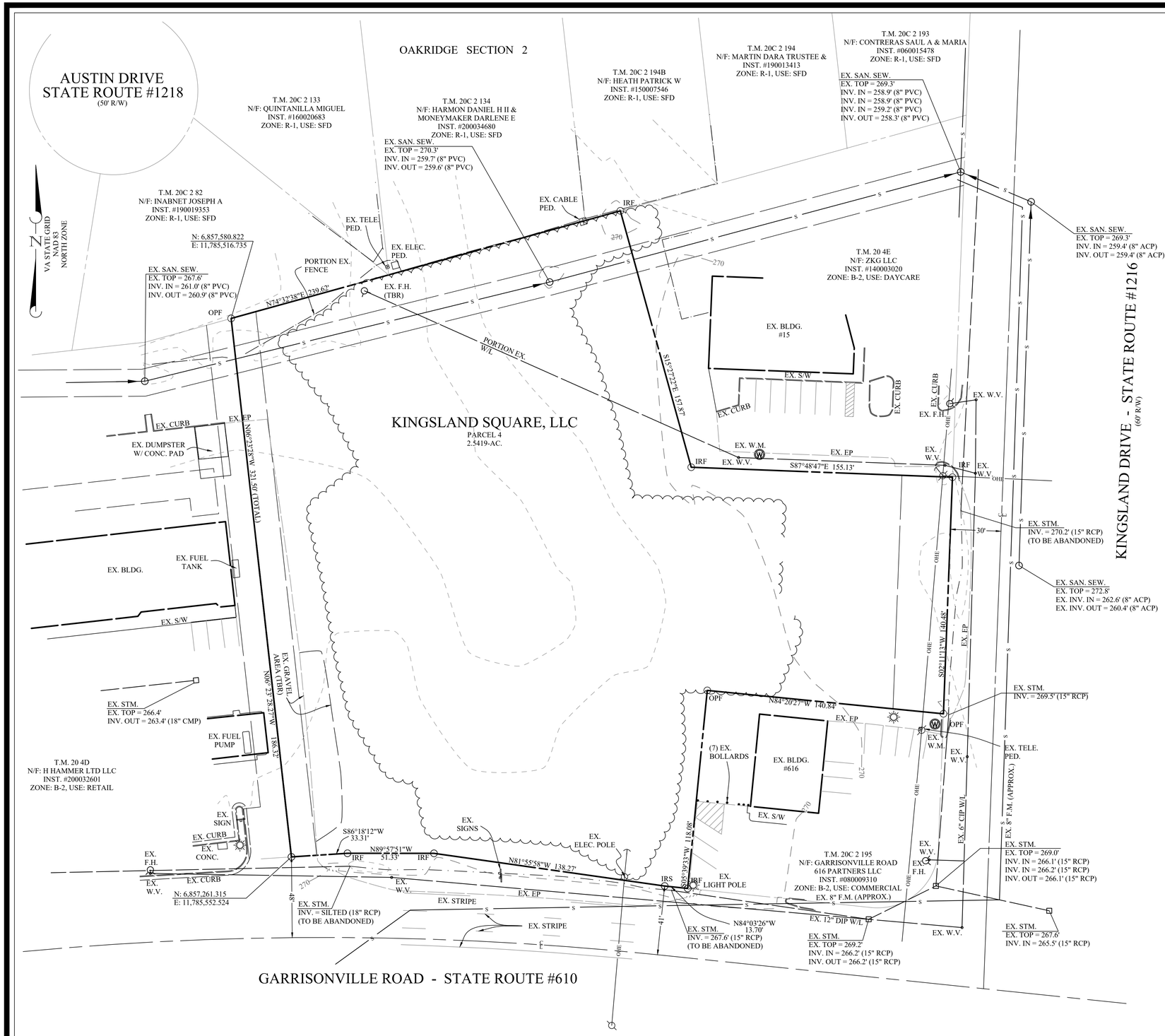
COVER SHEET

KINGSLAND SQUARE
RIO 17 CAR WASH GARRISONVILLE

GRIFFIS-WIDEWATER MAGISTERIAL DISTRICT

STAFFORD COUNTY.

DATE:	9/21/2021
SCALE:	N/A
DESIGNED BY:	RKF
DRAWN BY:	RSG
CHECKED BY:	RKF
FILE NAME:	20619-01 GDP
JOB NO.	20619-01
PLAN NO.	



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SCALE: 1" = 30'

REVISIONS

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COMMONWEALTH OF VIRGINIA
RYAN K. FOROUGHI
Lic. No. 41245
10-15-2021
PROFESSIONAL ENGINEER

EXISTING CONDITIONS PLAN

KINGSLAND SQUARE
RIO 17 CAR WASH GARRISONVILLE

GRIFFIS-WIDEWATER MAGISTERIAL DISTRICT

STAFFORD COUNTY, VIRGINIA

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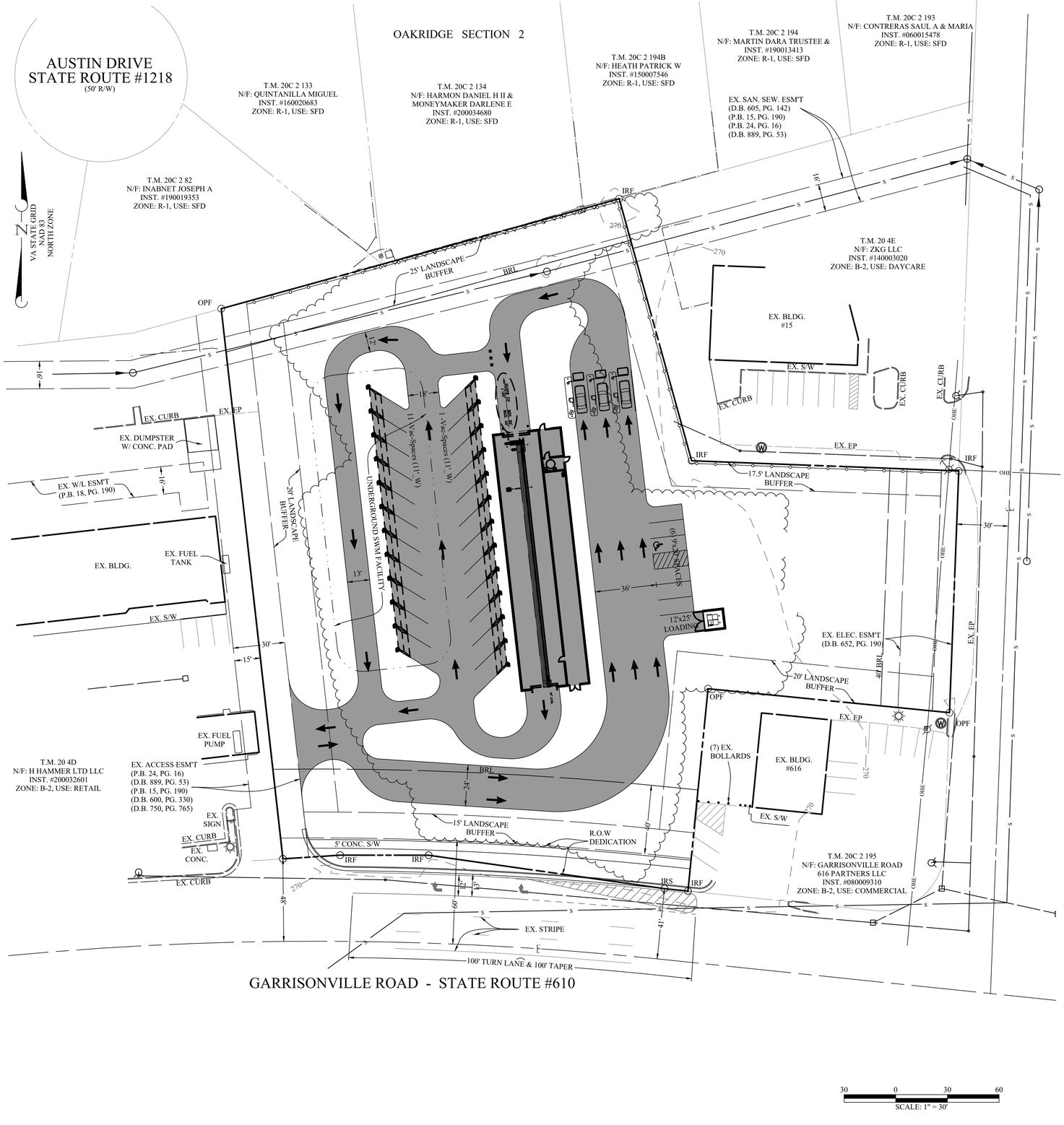

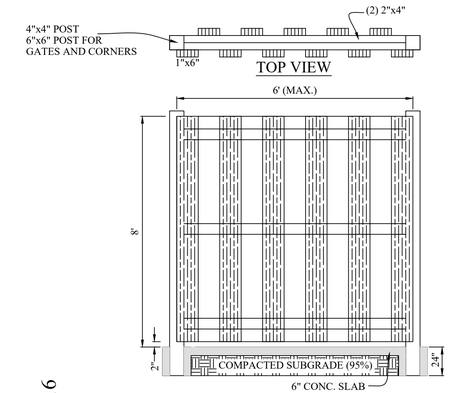

DUMPSTER FENCE DETAIL
BOARD ON BOARD
(HARDIPLANK SIDES w/ALUMINUM GATE)
N.T.S.

STAFFORD B-2 ZONING DISTRICT REGULATIONS

PROJECT NAME
RIO 17 CAR WASH GARRISONVILLE

SITE CALCULATIONS

TOTAL SITE AREA (BEFORE DEDICATION):	2.5419-ACRES OR 110,725-SQUARE FEET
TOTAL SITE AREA (AFTER DEDICATION):	2.4689-ACRES OR 107,545-SQUARE FEET

BUILDING SETBACKS

ACRES:	40-FEET
SIDE:	0-FEET
BACK:	25-FEET
BACL:	

BUILDING HEIGHT

PERMITTED:	35-FEET (ONE-STORY PROPOSED)

PARKING REQUIREMENTS

PARKING (AUTOMATIC CAR WASH):	0 REQUIRED
TOTAL PARKING REQUIRED	0
PARKING PROVIDED:	7 PROVIDED (6 SPACES WITH 1 HANDICAP SPACE)
LOADING SPACES:	1 SPACE [12'x25'] 0-7,500 GFA
LOADING SPACES PROVIDED:	1 SPACE [12'x25']
HANDICAPPED SPACES REQUIRED:	1 SPACES
HANDICAPPED SPACES PROVIDED:	1 SPACES
VAN ACCESSIBLE SPACES:	1 SPACES
VAN ACCESSIBLE SPACES PROVIDED:	1 SPACES

BULK REGULATIONS

TOTAL BUILDING SQUARE FOOTAGE:	6,000-SQ. FT.
PROPOSED FAR:	5.58% = (6,000/107,545)
ALLOWABLE FAR:	77,508 = (110,725 x 0.70%)
PROPOSED O.S.	59.4% = (63,902/107,545)

CONTACT

CONTACT:	HIRSCHLER FLEISCHER CHARLES W. PAYNE, JR. (540) 604-2108

REVISIONS

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GENERALIZED DEVELOPMENT PLAN

KINGSLAND SQUARE
RIO 17 CAR WASH GARRISONVILLE

GRIFFIS-WIDEWATER MAGISTERIAL DISTRICT

STAFFORD COUNTY, VIRGINIA

DATE:	9/21/2021
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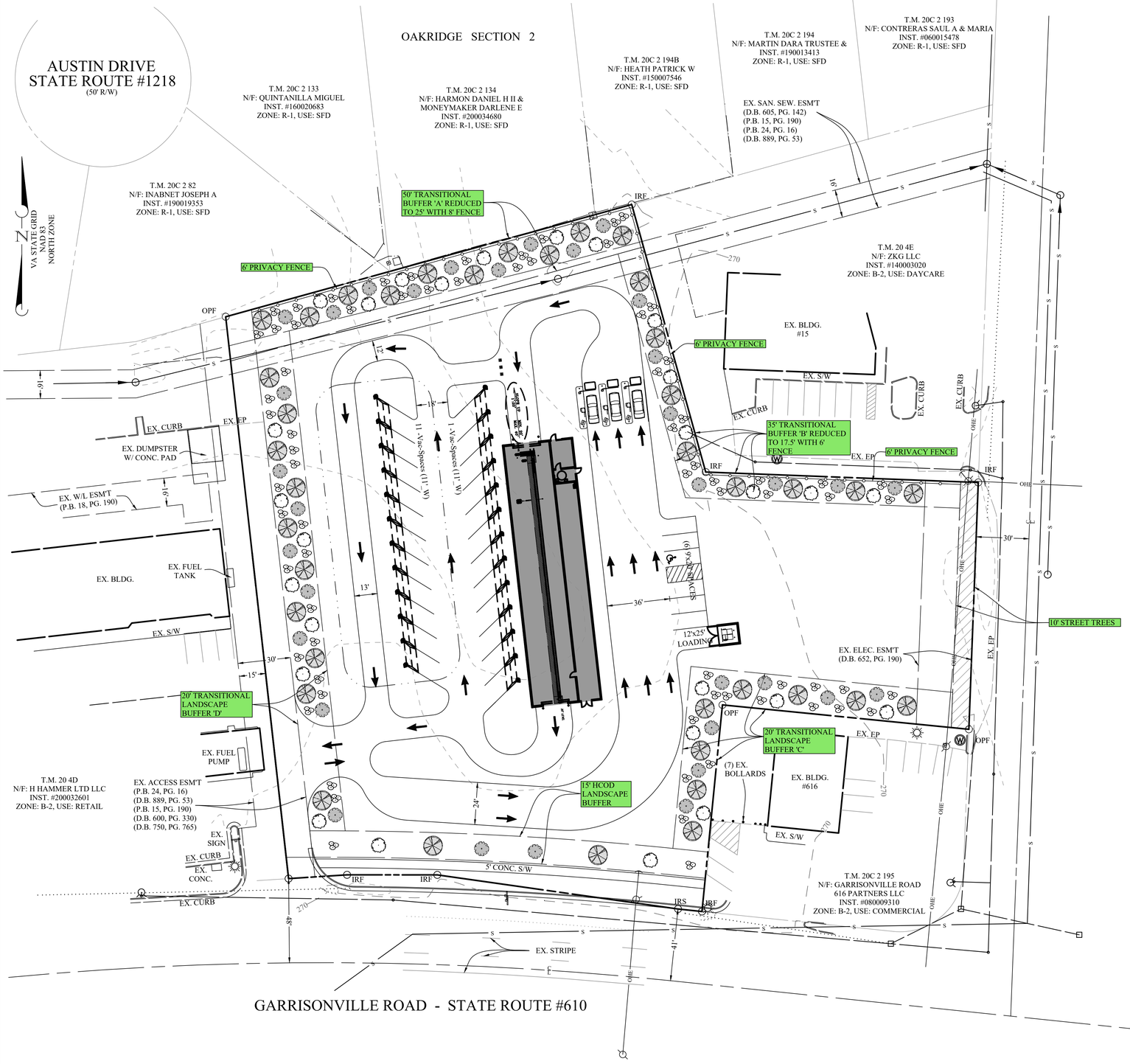

INTERSTATE LANDSCAPE BUFFER LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
	QUERCUS ALBA	WHITE OAK (Large Deciduous Tree)	12' (Ht.) 3" (CAL)	38
	PINUS VIRGINIA	VIRGINIA PINE (Evergreen Understory Tree)	6'-6-1/2' (Ht.) 3" (CAL)	33
	RHODODENDRON MAXIMUM	AZELEA (Evergreen Large Shrub)	Min. 5 gal. container	27
	BUXUS SINICA VAR. INSULARIS	FRANKLIN'S GEM BOXWOOD (Evergreen Small Shrub)	Min. 1 gal. container	72

NOTES:

1. LANDSCAPING SHOWN HEREON SHALL NOT INTERFERE WITH PROPOSED PARKING LOT
2. LANDSCAPE PLAN IS SUBJECT TO REVIEW AND APPROVAL AT TIME OF SITE PLAN.
3. ALTERNATIVE COMPLIANCE WILL BE REQUIRED FOR TRANSITIONAL BUFFER AGAINST RESIDENTIAL PROPERTIES TO THE NORTH DUE TO THE EXISTING SANITARY SEWER EASEMENT.

REVISIONS

DATE

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COMMONWEALTH OF VIRGINIA
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10-15-2021
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LANDSCAPE PLAN

KINGSLAND SQUARE
RIO 17 CAR WASH GARRISONVILLE

GRIFFIS-WIDEWATER MAGISTERIAL DISTRICT

STAFFORD COUNTY, VIRGINIA

DATE:	9/21/2021
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DESIGNED BY:	RKF
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CHECKED BY:	RKF
FILE NAME:	20619-01 GDP
JOB NO.	20619-01
PLAN NO.	

SCALE: 1" = 30'

50' TRANSITIONAL BUFFER 'A'

Sample Schedule for Section 110.3

Transitional Buffers
(Separate Schedules are required for each type of Transitional Buffer)

Variables:

1. Proposed Use per Table 2: Number: 10 Use: CAR WASH
2. Adjacent property which requires a Transitional Buffer: N **S** E or W (circle one)
3. Adjacent property use per Table 2: Number: 2 Use: RESIDENTIAL
4. Transitional Buffer required per Table 2: A B or C (circle one)
5. Linear feet of buffer yard required along property line: 242 feet
6. Plant units required: 162 p.u. / 100 linear feet.
7. Plant units required within entire buffer yard: (#5* x #6*) / 100 = 392 p.u.
   7a. Sec. 110.0 h. – Optional plant unit reduction with 5 ft berm/8 ft wall: (#7 / 2) = 0 p.u.
   7b. Sec. 110.0 j. – Optional plant unit reduction with 6 ft fence: (#7 / 2) = 196 p.u.
8. Existing plant units receiving credit per Sec. 140: 0 p.u.

9. Total Plant Units required in buffer yard: (#7, #7A, or #7B) - #8 = 196 p.u.

10. Proposed percentage of large evergreen trees (minimum 20%) = 100 %
11. Proposed percentage of understory evergreen trees (minimum 20%) = 100 %
12. Proposed percentage of evergreen shrubs (minimum 25%) = 100 %

Calculation of Individuals Required: (percentages are expressed in decimal format)	Individuals Proposed:
A. Large Deciduous Tree: (1 - #10*) x (0.5 x #9*) = 98 p.u.	10 plants x 10 = 100 p.u.
B. Large Evergreen Tree: #10* x (0.5 x #9*) = _____ p.u.	_____ plants x 10 = _____ p.u.
C. Deciduous Understory Tree: (1 - #11*) x (0.3 x #9*) = _____ p.u.	_____ plants x 7 = _____ p.u.
D. Evergreen Understory Tree: #11* x (0.3 x #9*) = 59 p.u.	9 plants x 7 = 63 p.u.
E. Deciduous Large Shrub: (1 - #12*) x 0.1 x #9*) = _____ p.u.	_____ plants x 3 = _____ p.u.
F. Evergreen Large Shrub: #12* x (0.1 x #9*) = 20 p.u.	7 plants x 3 = 21 p.u.
G. Deciduous Small Shrub/Ornamental Grass: (1 - #12*) x (0.1 x #9*) = _____ p.u.	_____ plants = _____ p.u.
H. Evergreen Small Shrub: #12* x (0.1 x #9*) = 20 p.u.	20 plants = 20 p.u.
I. Total Plant Units proposed:	**204 p.u.**

Notes:
(1) * Refers to corresponding "Variables" line items.
(2) Plant unit (p.u.) calculation results shall be rounded up to the next whole number.
(3) The "Total Plant Units proposed" shown on line item I from the above "Calculation of Individuals Required" shall be equal to or greater than line item #9 from the above "Variables".

20' TRANSITIONAL BUFFER 'C'

Sample Schedule for Section 110.3

Transitional Buffers
(Separate Schedules are required for each type of Transitional Buffer)

Variables:

1. Proposed Use per Table 2: Number: 10 Use: CAR WASH
2. Adjacent property which requires a Transitional Buffer: N **S** E or W (circle one)
3. Adjacent property use per Table 2: Number: 9 Use: RETAIL
4. Transitional Buffer required per Table 2: A B or C (circle one)
5. Linear feet of buffer yard required along property line: 230 feet
6. Plant units required: 65 p.u. / 100 linear feet.
7. Plant units required within entire buffer yard: (#5* x #6*) / 100 = 150 p.u.
   7a. Sec. 110.0 h. – Optional plant unit reduction with 5 ft berm/8 ft wall: (#7 / 2) = 0 p.u.
   7b. Sec. 110.0 j. – Optional plant unit reduction with 6 ft fence: (#7 / 2) = 0 p.u.
8. Existing plant units receiving credit per Sec. 140: 0 p.u.

9. Total Plant Units required in buffer yard: (#7, #7A, or #7B) - #8 = 150 p.u.

10. Proposed percentage of large evergreen trees (minimum 20%) = 100 %
11. Proposed percentage of understory evergreen trees (minimum 20%) = 100 %
12. Proposed percentage of evergreen shrubs (minimum 25%) = 100 %

Calculation of Individuals Required: (percentages are expressed in decimal format)	Individuals Proposed:
A. Large Deciduous Tree: (1 - #10*) x (0.5 x #9*) = 75 p.u.	8 plants x 10 = 80 p.u.
B. Large Evergreen Tree: #10* x (0.5 x #9*) = _____ p.u.	_____ plants x 10 = _____ p.u.
C. Deciduous Understory Tree: (1 - #11*) x (0.3 x #9*) = _____ p.u.	_____ plants x 7 = _____ p.u.
D. Evergreen Understory Tree: #11* x (0.3 x #9*) = 45 p.u.	7 plants x 7 = 49 p.u.
E. Deciduous Large Shrub: (1 - #12*) x 0.1 x #9*) = _____ p.u.	_____ plants x 3 = _____ p.u.
F. Evergreen Large Shrub: #12* x (0.1 x #9*) = 15 p.u.	5 plants x 3 = 15 p.u.
G. Deciduous Small Shrub/Ornamental Grass: (1 - #12*) x (0.1 x #9*) = _____ p.u.	_____ plants = _____ p.u.
H. Evergreen Small Shrub: #12* x (0.1 x #9*) = 15 p.u.	15 plants = 15 p.u.
I. Total Plant Units proposed:	**159 p.u.**

Notes:
(1) * Refers to corresponding "Variables" line items.
(2) Plant unit (p.u.) calculation results shall be rounded up to the next whole number.
(3) The "Total Plant Units proposed" shown on line item I from the above "Calculation of Individuals Required" shall be equal to or greater than line item #9 from the above "Variables".

15' HCOD BUFFER

Section 154.0 Sample Planting Schedules

Landscape plans shall include all applicable schedules selected from those shown below to document required and proposed quantities for all items required by this document.

Sample Schedule for Section 110.1 & 110.2

Street Buffers adjacent to Freeway/Interstate & Arterial/Collector Streets
(Separate Schedules are required for each type of Street Buffer)

Variables:

1. Residential or (Non-Residential) (circle one)
2. Street Buffer required: Freeway/Interstate or (Arterial/Collector) (circle one)
3. Linear feet of buffer yard along Freeway/Interstate or Arterial/Collector Street: 227 feet
4. Plant units required per Section 110.1 or 110.2: 15 p.u. / 100 linear feet
5. Plant units required within entire buffer yard: (#3* x #4*) / 100 = 34 p.u.
   5a. Sec. 110.0 h. – Optional plant unit reduction with 5 ft. berm/8 ft wall: (#5 / 2) = 0 p.u.
6. Existing plant units receiving credit per Sec. 140: 0 p.u.

7. Total Plant Units required in buffer yard: (#5 or #5A) - #6 = 34 p.u.

8. Proposed percentage of large evergreen trees (minimum 20%) = 100 %
9. Proposed percentage of understory evergreen trees (minimum 20%) = 100 %
10. Proposed percentage of evergreen shrubs (minimum 25%) = 100 %

Calculation of Individuals Required: (percentages are expressed in decimal format)	Individuals Proposed:
A. Large Deciduous Tree: (1 - #8*) x (0.5 x #7*) = 17 p.u.	2 plants x 10 = 20 p.u.
B. Large Evergreen Tree: #8* x (0.5 x #7*) = _____ p.u.	_____ plants x 10 = _____ p.u.
C. Deciduous Understory Tree: (1 - #9*) x (0.3 x #7*) = 11 p.u.	2 plants x 7 = 14 p.u.
D. Evergreen Understory Tree: #9* x (0.3 x #7*) = _____ p.u.	_____ plants x 7 = _____ p.u.
E. Deciduous Large Shrub: (1 - #10*) x (0.1 x #7*) = _____ p.u.	_____ plants x 3 = _____ p.u.
F. Evergreen Large Shrub: #10* x (0.1 x #7*) = 4 p.u.	2 plants x 3 = 6 p.u.
G. Deciduous Small Shrub/Ornamental Grass: (1 - #10*) x (0.1 x #7*) = _____ p.u.	_____ plants = _____ p.u.
H. Evergreen Small Shrub: #10* x (0.1 x #7*) = 4 p.u.	2 plants = 2 p.u.
I. Total Plant Units proposed:	**42 p.u**

Notes:
(1) * Refers to corresponding "Variables" line items.
(2) Plant unit (p.u.) calculation results shall be rounded up to the next whole number.
(3) The "Total Plant Units proposed" shown on line item I from the above "Calculation of Individuals Required" shall be equal to or greater than line item #7 from the above "Variables".

35' TRANSITIONAL BUFFER 'B'

Sample Schedule for Section 110.3

Transitional Buffers
(Separate Schedules are required for each type of Transitional Buffer)

Variables:

1. Proposed Use per Table 2: Number: 10 Use: CAR WASH
2. Adjacent property which requires a Transitional Buffer: N **S** E or W (circle one)
3. Adjacent property use per Table 2: Number: 7 Use: DAYCARE
4. Transitional Buffer required per Table 2: A B or C (circle one)
5. Linear feet of buffer yard required along property line: 272 feet
6. Plant units required: 115 p.u. / 100 linear feet.
7. Plant units required within entire buffer yard: (#5* x #6*) / 100 = 313 p.u.
   7a. Sec. 110.0 h. – Optional plant unit reduction with 5 ft berm/8 ft wall: (#7 / 2) = 0 p.u.
   7b. Sec. 110.0 j. – Optional plant unit reduction with 6 ft fence: (#7 / 2) = 156 p.u.
8. Existing plant units receiving credit per Sec. 140: 0 p.u.

9. Total Plant Units required in buffer yard: (#7, #7A, or #7B) - #8 = 157 p.u.

10. Proposed percentage of large evergreen trees (minimum 20%) = 100 %
11. Proposed percentage of understory evergreen trees (minimum 20%) = 100 %
12. Proposed percentage of evergreen shrubs (minimum 25%) = 100 %

Calculation of Individuals Required: (percentages are expressed in decimal format)	Individuals Proposed:
A. Large Deciduous Tree: (1 - #10*) x (0.5 x #9*) = 79 p.u.	8 plants x 10 = 80 p.u.
B. Large Evergreen Tree: #10* x (0.5 x #9*) = _____ p.u.	_____ plants x 10 = _____ p.u.
C. Deciduous Understory Tree: (1 - #11*) x (0.3 x #9*) = _____ p.u.	_____ plants x 7 = _____ p.u.
D. Evergreen Understory Tree: #11* x (0.3 x #9*) = 47 p.u.	7 plants x 7 = 49 p.u.
E. Deciduous Large Shrub: (1 - #12*) x 0.1 x #9*) = _____ p.u.	_____ plants x 3 = _____ p.u.
F. Evergreen Large Shrub: #12* x (0.1 x #9*) = 16 p.u.	6 plants x 3 = 18 p.u.
G. Deciduous Small Shrub/Ornamental Grass: (1 - #12*) x (0.1 x #9*) = _____ p.u.	_____ plants = _____ p.u.
H. Evergreen Small Shrub: #12* x (0.1 x #9*) = 16 p.u.	16 plants = 16 p.u.
I. Total Plant Units proposed:	**163 p.u.**

Notes:
(1) * Refers to corresponding "Variables" line items.
(2) Plant unit (p.u.) calculation results shall be rounded up to the next whole number.
(3) The "Total Plant Units proposed" shown on line item I from the above "Calculation of Individuals Required" shall be equal to or greater than line item #9 from the above "Variables".

20' TRANSITIONAL BUFFER 'D'

Sample Schedule for Section 110.3

Transitional Buffers
(Separate Schedules are required for each type of Transitional Buffer)

Variables:

1. Proposed Use per Table 2: Number: 10 Use: CAR WASH
2. Adjacent property which requires a Transitional Buffer: N **S** E or W (circle one)
3. Adjacent property use per Table 2: Number: 9 Use: RETAIL
4. Transitional Buffer required per Table 2: A B or C (circle one)
5. Linear feet of buffer yard required along property line: 282 feet
6. Plant units required: 65 p.u. / 100 linear feet.
7. Plant units required within entire buffer yard: (#5* x #6*) / 100 = 184 p.u.
   7a. Sec. 110.0 h. – Optional plant unit reduction with 5 ft berm/8 ft wall: (#7 / 2) = 0 p.u.
   7b. Sec. 110.0 j. – Optional plant unit reduction with 6 ft fence: (#7 / 2) = 0 p.u.
8. Existing plant units receiving credit per Sec. 140: 0 p.u.

9. Total Plant Units required in buffer yard: (#7, #7A, or #7B) - #8 = 184 p.u.

10. Proposed percentage of large evergreen trees (minimum 20%) = 100 %
11. Proposed percentage of understory evergreen trees (minimum 20%) = 100 %
12. Proposed percentage of evergreen shrubs (minimum 25%) = 100 %

Calculation of Individuals Required: (percentages are expressed in decimal format)	Individuals Proposed:
A. Large Deciduous Tree: (1 - #10*) x (0.5 x #9*) = 92 p.u.	10 plants x 10 = 100 p.u.
B. Large Evergreen Tree: #10* x (0.5 x #9*) = _____ p.u.	_____ plants x 10 = _____ p.u.
C. Deciduous Understory Tree: (1 - #11*) x (0.3 x #9*) = _____ p.u.	_____ plants x 7 = _____ p.u.
D. Evergreen Understory Tree: #11* x (0.3 x #9*) = 55 p.u.	8 plants x 7 = 56 p.u.
E. Deciduous Large Shrub: (1 - #12*) x 0.1 x #9*) = _____ p.u.	_____ plants x 3 = _____ p.u.
F. Evergreen Large Shrub: #12* x (0.1 x #9*) = 19 p.u.	7 plants x 3 = 21 p.u.
G. Deciduous Small Shrub/Ornamental Grass: (1 - #12*) x (0.1 x #9*) = _____ p.u.	_____ plants = _____ p.u.
H. Evergreen Small Shrub: #12* x (0.1 x #9*) = 19 p.u.	19 plants = 19 p.u.
I. Total Plant Units proposed:	**196 p.u.**

Notes:
(1) * Refers to corresponding "Variables" line items.
(2) Plant unit (p.u.) calculation results shall be rounded up to the next whole number.
(3) The "Total Plant Units proposed" shown on line item I from the above "Calculation of Individuals Required" shall be equal to or greater than line item #9 from the above "Variables".

REVISIONS

DATE

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10-15-2021
PROFESSIONAL ENGINEER

LANDSCAPE SCHEDULES

KINGSLAND SQUARE
RIO 17 CAR WASH GARRISONVILLE
GRIFFIS-WIDEWATER MAGISTERIAL DISTRICT

STAFFORD COUNTY, VIRGINIA

DATE:	9/21/2021
SCALE:	NONE
DESIGNED BY:	RKF
DRAWN BY:	RSG
CHECKED BY:	RKF
FILE NAME:	20619-01 GDP
JOB NO.	20619-01
PLAN NO.	